

SUPERB TRADE COUNTER/INDUSTRIAL PREMISES

MAY SPLIT

TO LET



40 WORMALD STREET, LIVERSEGE
WF15 6BE

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BTG
Eddisons

40 Wormald Street

Liversedge, WF15 6BE



Tenure

To Let



Property Type

Industrial



Rental

£28,950 pax



Size

250.84sq m (2,700sq ft)



Location

Liversedge, WF15 6BE



Property ID

731.4624a (1230227)

For Viewing & All Other Enquiries Please Contact:

MATTHEW JENNINGS MRICS
Director

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HARVEY BLAND
Graduate Surveyor

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Property

The property comprises of a single storey part brick part metal sheet clad trade counter/industrial unit under a pitched roof.

The premises benefit from solid concrete flooring, drive in roller shutter doors as well as trade counter to the front.

Internally the property comprises of open plan warehouse and showroom as well as staff/WC facilities.

Externally, the unit benefits from parking and yard to the front accessed via an electric sliding gate.

Area	m ²	ft ²
Total GIA	250.84	2,700

Energy Performance Certificate

An EPC has been commissioned.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Description: Builders Merchants and Premises
Rateable value: £23,500

Terms

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rental

Rental £28,950 per annum.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is well located on Wormald Street, just off the A638 in an established industrial area of Liversedge.

The unit is approximately 9 miles south west of Leeds and 8 miles north of Huddersfield.

The property is approximately 3 miles from the M62 motorway making it well placed for the further motorway network.







